



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00033 (Related to Special Permit Application PZST15-00043)
Application Type Rezoning
CPC Hearing Date January 7, 2016
Staff Planner Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Location 519 Los Angeles Drive
Legal Description Lots 8 to 11, Block 23, Sunset Heights, City of El Paso, El Paso County, Texas

Acreage 0.275 acres
Rep District 8
Existing Zoning: R-4/H (Residential/Historic), A-2/H (Apartment/Historic)
Existing Use: Apartments
C/SC/SP/ZBA/LNC: Legal non-conforming for existing apartments
Request: From R-4/H (Residential/Historic), A-2/H (Apartment/Historic) to S-D/H (Special Development/Historic)
Proposed Use: Apartments

Property Owner Setmax, LLC
Representative Cedans Architect

SURROUNDING ZONING AND LAND USE

North: R-4/H (Residential/Historic) / Single-family dwelling
South: A-2/H (Apartment/Historic) / Apartments
East: R-4/H (Residential/Historic) / Single-family dwelling
West: R-4/H (Residential/Historic) / Single-family dwelling

THE PLAN FOR EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Caruso Park (582 feet)

NEAREST SCHOOL: Vilas Elementary School (1,545 feet)

NEIGHBORHOOD ASSOCIATIONS

Sunset Heights Neighborhood Improvement Association
El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 15, 2015. Planning has not received any communications in support or opposition to the rezoning request.

CASE HISTORY

The proposed exterior modifications to the existing apartment building was heard and approved by the Historic Landmark Commission on November 16, 2015. The proposed additional apartment building was heard and approved by the Historic Landmark Commission on December 7, 2015.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-4/H (Residential/Historic) and A-2/H (Apartment/Historic) to S-D/H (Special Development/Historic). A reduction in the front setback from 20'

to 17', and the reduction of the separation of structures from 10' to 6'-4" has been requested by the applicant. The proposed development is the addition of a 1,138 sq. ft. apartment building inclusive of 4 one-bedroom units. The proposed development requires 18 parking spaces and provides 9, to include ADA and bicycle parking, as well as 171 sq. ft. of landscaping is proposed on-site. As the subject property is less than 1 acre, City Council shall be asked to waive the 1 acre minimum for the S-D (Special Development) zoning district. Access is proposed from an alley connecting to Yandell.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from R-4/H (Residential/Historic) and A-2/H (Apartment/Historic) to S-D/H (Special Development/Historic) and acceptance of the detailed site development plan, as well as the reduction in the front setback from 20' to 17'. The subject property is situated within an area characterized by similar land uses. Furthermore, the proposed development is compliant with the G-2 Traditional Neighborhood (Walkable) land use designation in the Central Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections. A TIA will not be required.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

No objections to proposed rezoning. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

El Paso Fire Department

Recommend approval of rezoning request.

El Paso Water Utilities

1. EPWU-PSB does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 4-inch diameter water main along the alley between Los Angeles Drive and Randolph Drive, the water main is located approximately 5-feet east of the eastern property line that dead-ends approximately 300-feet south of Yandell Drive. Water service can be provide from this main.

There is an existing 6-inch diameter water main located along the west side of Los Angeles Drive, approximately 15-feet west of and parallel to the western right-of-way line of Los Angeles Drive. Water service is available from the main.

There is an existing 48-inch diameter water transmission main located along the west side of Los Angeles Drive, approximately 23-feet west of and parallel to the western right-of-way line of Los Angeles Drive. No direct water service connection are allowed to this transmission main. As per the El Paso Water Utility-Public Service Board rules and regulations.

There is an existing 16-inch diameter water transmission main located along the east side of Los Angeles Drive, approximately 20-feet east of and parallel to the eastern right-of-way line of Los Angeles Drive. No direct water service connection are allowed to this transmission main.

3. EPWU records indicate there is one (1) active water meter within the subject property. A 3/4-inch meter addressed to 519 Los Angeles.

Sanitary Sewer

4. There is an existing 8-inch diameter sanitary sewer main along the center line of Los Angeles Drive, which dead-ends approximately 53-feet south-west of Yandell Drive. This line is available for service.

There is an existing 8-inch diameter sanitary sewer main along the center line of the Alley between Los Angeles Drive and Randolph Drive, which dead-ends approximately 350-feet north-east of Prospect Street. This line is available for service.

5. EPWU records indicate existing sewer service for the subject property.

General

EPWU-PSB requires a new service application to provide additional services to the property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Water Utilities-Stormwater Division

We have reviewed the subdivision described above and provide the following comments:

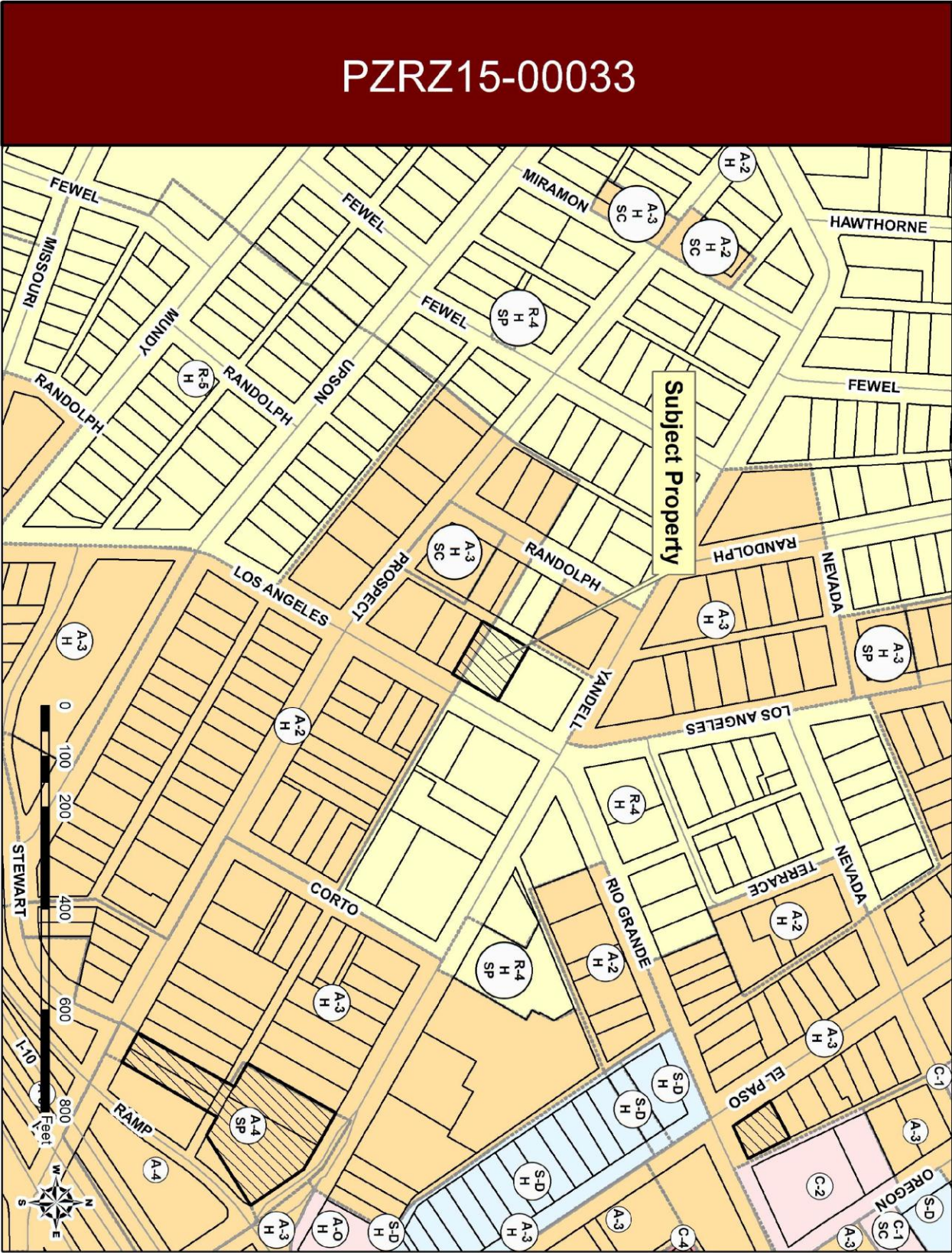
1. Not required but recommended:
 - Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Sun Metro

No comments received.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

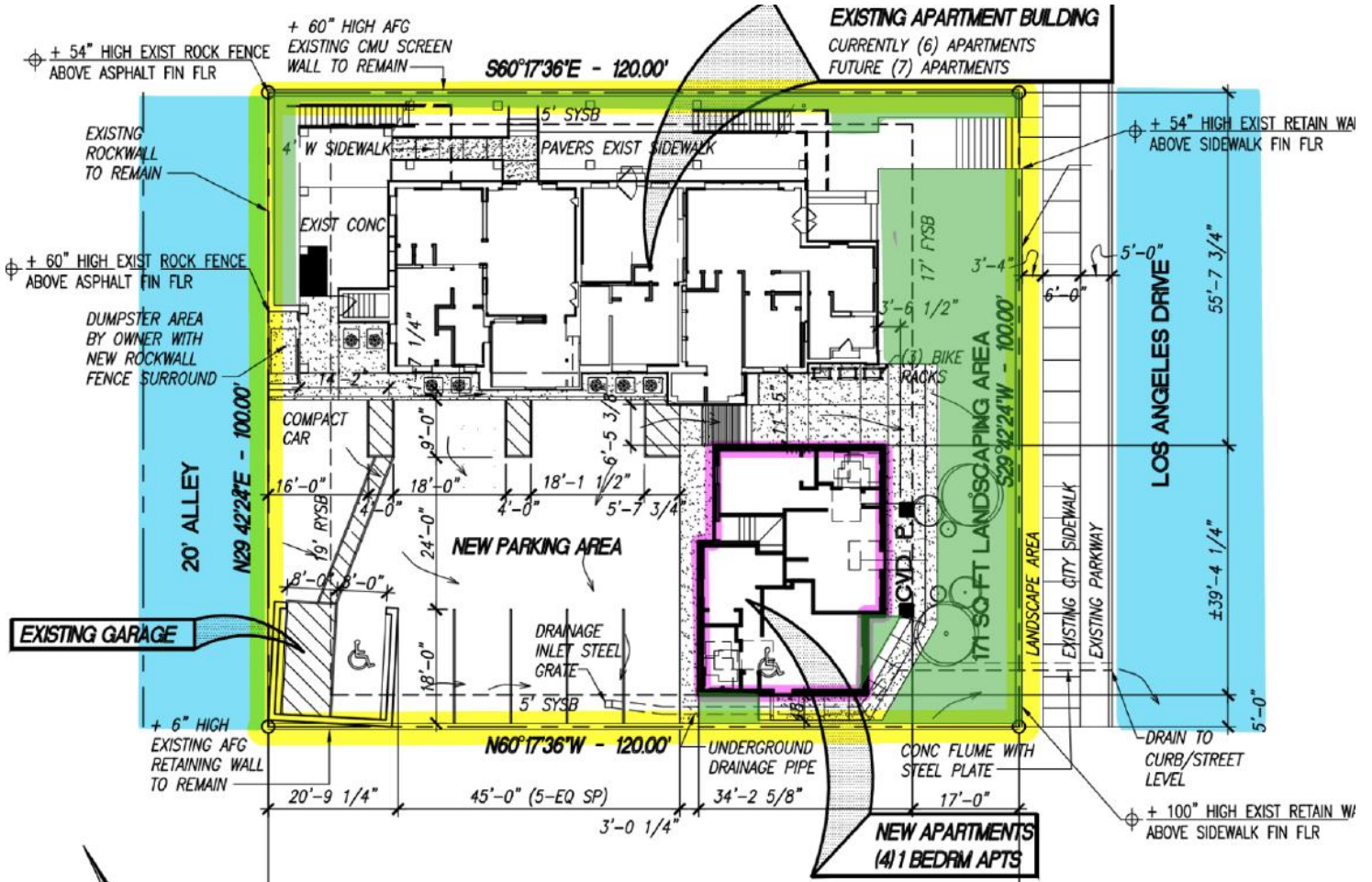


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS

